

BAREFOOT BAY RECREATION DISTRICT

Board of Trustees Regular Meeting

July 14, 2017

1 P.M. –Building D&E

Meeting Called to Order

The Barefoot Bay Recreation District held a Regular Meeting on July 14, 2017 in Building D&E, 1225 Barefoot Boulevard, Barefoot Bay, Florida. Mr. Diana called the meeting to order at 1:00 P.M.

Thought for the Day

Mr. Diana asked for a moment of silence to honor our service personnel both past and present who have helped protect our country. He also asked that we remember our Barefoot Bay residents both past and present.

Pledge of Allegiance to the Flag

Led by Mr. Lavier.

Roll Call

Present: Mr. Diana, Mr. Lavier, Mr. Cavaliere, Mr. Geier and Mr. Klosky. Also present: Jason Pierman, SDS, John W. Coffey, Community Manager, Cliff Repperger, General Counsel, and Dawn Myers, District Clerk.

Presentations

Employee Milestones

Mr. Diana presented Ms. Lauren Nero with a Certificate of Appreciation and 10 year pin for her dedicated service to the Barefoot Bay Food and Beverage Department.

Also recognized but not present:

Martin Sills, Property Services – 25 years

Rebecca Santisi, Pools – 5 years

HOA Helping Hands

Mr. Roger Compton, President of the HOA presented his proposal to expand the Helping Hands Program to the Board. Helping Hands has served the community for the past few years by assisting those residents that are not physically capable of keeping up maintenance to their homes by assisting with painting the house numbers on homes, changing light bulbs in the outdoor lighting, etc. Mr. Compton explained that the Helping Hands program is implementing new expanded services that will include reaching out to help remedy violations for homeowners that have been served with violations letters from the DOR office but are unable to resolve them for various reasons. He explained that the proposal will be funded by the proceeds from Bingo Night starting this month and other fundraising opportunities.

Mr. Cavaliere and Mr. Geier applauded Mr. Compton and the HOA for moving forward with the Helping Hands expansion of services. Mr. Diana thanked Mr. Compton for making strides to work together with the District and for his leadership in the HOA, as he is optimistic about the direction in which they are headed.



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Minutes

Mr. Lavier made a motion to approve the minutes dated June 27, 2017. Second by Mr. Geier. Motion carried unanimously.

Treasurer's Report

Mr. Geier presented the Treasurer's Report for July 14, 2017.

Mr. Lavier made a motion to accept the Treasurer's Report. Second by Mr. Cavaliere. Motion carried unanimously.

Audience comment on Agenda Items

None brought forward

New Business

Confirmation of DOR Ballot Change Order #1

Due to a number of returned undeliverable ballots after the initial mail out of the 2017 DOR Ballot, a second printing and mail out of ballots was required. The District, working hand in hand with the Supervisor of Elections office, researched and corrected the undeliverable addresses and authorized the ballot printing company Southwest Printing to resend the first wave of undeliverable ballots on June 2, 2017. Staff requested confirmation of change order #1 to Southwest Printing for \$868.38.

Mr. Lavier made a motion to confirm the change order to Southwest Printing for \$868.38. Second by Mr. Klosky. Motion carried unanimously.

Confirmation of Crushed Concrete Award of Contract

The Board of Trustees previously authorized Mr. Diana to execute the lowest bid for crushed concrete as it became available rather than delaying for a formal vote at the next District meeting. Staff solicited and received two quotes, Golf Specialties, Inc. for \$13,600 and Team Waterbury, Inc. for \$15,200. Staff recommended approval of the quote from Golf Specialties.

Mr. Geier made a motion to confirm award of contract to Golf Specialties, Inc. in the amount of \$13,600 for delivery of crushed concrete to the beach. Second by Mr. Klosky. Mr. Diana abstained. Motion carried 4-1.

Confirmation Award of Color for Building A Roof Replacement

At the previous District meeting the Board directed staff to inquire about a color for the Building A Replacement Metal Roof Project. The vendor requested the Board make a determination on the color for the roof prior to issuing a change order. Mr. Coffey provided a sample pallet of colors for the Board to make a determination.

Mr. Cavaliere made a motion to go with the Colonial Red coating on the metal roof. Second by Mr. Klosky. Motion carried unanimously.



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DOR Violations

Case# 17-001376 516 Egret Circle

The Violations Committee met on 05/12/2017 and found 516 Egret Circle in violation of ARTICLE III, SECT.11 Exterior Maintenance. (Siding damage on front of home)

Ms. Sue Cuddie, Resident Relations Manager, asked for a continuance on behalf of the homeowner so he can remedy the siding issue.

Mr. Geier made a motion to extend Case 17-001376 516 Egret Circle to the first District meeting in August. Second by Mr. Cavaliere. Motion carried unanimously.

Mr. Geier amended his motion to extend Case 17-001376 516 Egret Circle to the first District meeting in August after the ballot vote is complete. Second by Mr. Cavaliere. Motion carried unanimously.

Case# 17-001058 581 Tarpon Drive

The Violations Committee met on 05/12/2017 and found 581 Tarpon Drive in violation of ARTICLE III, SECT. 5 Nuisance. (Palm tree fronds fall on neighbor's property)

Ms. Cuddie asked for a continuance on behalf of the homeowner so he can remedy the palm frond issue.

Mr. Cavaliere stated that this case seems to be a civil matter not a Board issue as the homeowners regularly have conflict with each other over the palm fronds falling into the other's yard. General Counsel Repperger explained that as the case makes its way through the violations process staff will determine whether it is an actual violation or not and the civil issue will become irrelevant to the case.

Mr. Klosky made a motion to extend Case# 17-001058 581 Tarpon Drive to the first District meeting in August to allow the homeowner time to remedy the violation. Second by Mr. Geier. Motion carried unanimously.

Case# 17-000812 927 Cashew Circle

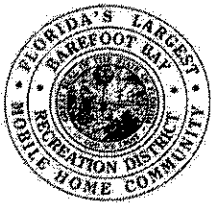
The Violations Committee met on 05/12/2017 and found 927 Cashew Circle in violation of ARTICLE III, SECT. 2 (C) Condition of Prop. (C) Unauthorized items.

Ms. Cuddie requested the Board approve forwarding the case to General Counsel's office for legal, equitable and other appropriate action.

Mr. Lavier made a motion to send Case# 17-000812 927 Cashew Circle to the attorney's office for legal, equitable and other appropriate action. Second by Mr. Geier. Motion carried unanimously.

Purchase of 916 Pecan

Ms. Cuddie requested direction from the Board regarding the property at 916 Pecan Circle which will go to Tax Deed Sale on July 20, 2017 with an estimated minimum bid of \$9,346.67. The home has been vacant for several years and the District has maintained lot mows on the property since 2013. Ms. Cuddie requested the Board provide a maximum bid for her to offer at the tax deed sale, authorize purchase of the property and procure the home under the Neighborhood Revitalization Program. Board discussed the value of the home and maximum bid. Mr. Cavaliere recommended establishing an offer high enough to ensure acquisition while safeguarding against potential buyers who are not serious about updating the property. He stated that higher bidders are more likely to invest in upgrades to the home and property. General Counsel Repperger informed the Board that the assessed value, according to the county appraiser's office, is \$29,820. He cautioned about bidding an amount which may exceed the District purchasing cap of \$25,000 as this is considered new property that the District does not currently own. Mr. Geier recommended a maximum bid of up to 50% of the value of the property at approximately \$15,000.



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Mr. Richard Schwatlow commented that once the home is removed, the property is worth approximately \$7,000. He maintained that after state fees, the Board may be authorizing \$15,000 for a piece of property worth much less.

Mr. Diana stated that any decision from the Board is in the best interest of the community as these homes are in dire need of removal and updates.

Mr. Geier made a motion to authorize, not to exceed, a \$15,000 maximum bid at the Tax Deed Sale on July 20, 2017 for the property at 916 Pecan Circle. Second by Mr. Lavier. Motion carried unanimously. General Counsel Repperger recommended the Board authorize pulling the title commitment to ensure there are no other liabilities against the property. The fee to run that report is under \$100.

Mr. Geier made a motion to authorize, not to exceed, a \$15,000 maximum bid at the Tax Deed Sale on July 20, 2017 for the property at 916 Pecan Circle and to have General Counsel Repperger pull a title commitment to ensure there are no other liabilities against the property. Second by Mr. Lavier. Motion carried unanimously.

Mr. Cavaliere requested General Counsel Repperger research the District's rights and limitations regarding the District's \$25,000 spending cap for the purchase of future tax lien homes.

Policy Manual Clarification

Historically, first come first serve has been the standard for event scheduling of facilities with the calendar coordinator. Mr. Coffey stated that recently, the Board re-established a priority schedule based on certain groups and clubs. He requested clarification on maintaining the priority schedule by establishing a cutoff date prior to "bumping" a reservation or continue the first come first serve standard. Mr. Lavier stated that the Board by no means intended the priority schedule to mean "bumping" a reservation out of a scheduled time slot because another group on the priority list requested the same timeslot. He stated the first come, first serve standard should be maintained. Mr. Klosky agreed with maintaining the first come first, serve standard.

Mr. Roger Compton voiced his concern for ongoing scheduling conflicts on the calendar as the HOA is currently in a conflict right now with the Italian American Club for use of a facility that he allegedly reserved months in advance. Unfortunately, he did not sign for any paperwork confirming the reservation. Ms. Kathy Lesh, HOA Secretary, also alleges that she has never received paperwork confirming her facility reservations in the past.

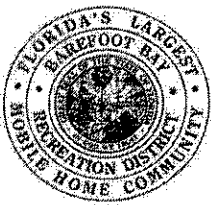
Mr. Cavaliere acknowledged that the priority scheduling section of the Policy Manual is convoluted and needs to be addressed. He stated that the bumping issue in particular does need to be clarified.

Mr. Cavaliere made a motion that any group, event or club will not have the authority to bump any other group, event or club for use of the facilities. Second by Mr. Geier. Motion carried unanimously.

Ms. Louise Crouse voiced opposition to the priority schedule in the Policy Manual and recommended the Trustees change it. She stated that this is a staff issue and the Trustees should not be involved with club/group prioritization.

An Italian American Club member offered to schedule their club meetings on an alternate day and time in order to facilitate the HOA/Italian American Club scheduling conflict in question.

Mr. Cavaliere made a motion that staff send a letter on behalf of the Board of Trustees to the Italian American Club thanking them for their willingness to choose an alternate date for their monthly meeting. Second by Mr. Geier. Motion carried unanimously.



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Manager's Report

Resident Relations

ARCC Update:

- 27Jun17 had 13 permits reviewed and approved.
- The next ARCC meeting is scheduled for 11Jul17 with 13 permits on the agenda.

Violations Committee Update:

- 23Jun17 had 22 cases on the agenda and 8 came into compliance prior to the meeting.
- The next meeting is scheduled for 14Jul17 with 28 cases on the agenda.

Food and Beverage

Independence Day Extended Weekend Events Update – The holiday street dance party on Sunday and the All American Dollar Dog day party on the 4th of July were a big league success. There were 2 fun options offered to provide optimal service while reducing expenses this year. Over 900 residents and their guests attended the two events.

Stoli, Soul and Slider Night – BBRD will present a unique event on Saturday, 22Jul17 from 5-9pm Lakeside of the Lounge. Stoli vodka drink specials, Ladies of Soul and grilled sliders. Flyers with all the details are posted.

Annual Island Escape Party – The event of the summer will be held Saturday, 26Aug17. Tickets are on sale now at the Lounge, the 19th Hole and Resident Relations. Flyers with all the details are posted.

Golf-Pro Shop

Special Projects

- Grant Projects
 - Range Tee Box and Hitting Cage are completed. Driving range will open on Monday 17Jul17
- Holes #1 & #3 drainage repairs are completed. A Big League thanks to Property Services for their assistance in lowering the drainage pipe on Hole #3.



- #13 Tee box is temporarily closed. A temporary tee is in use while the tee box is re-sodded.

Property Services

Routine Work Update:

- Cut all DOR grass violations
- Removed large 60 foot long drain pipe across hole # 3 and replaced pipe deeper to insure proper drainage



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- Addressed roof issues at the shopping center
- Repaired damaged drain lines on the roof of the shopping center
- Built 2 new picnic tables and installed grill in the new grassy area by the basketball court

Special Projects

- Received new shed for hurricane supplies and installed lighting and electric service
- Daily site inspections of the beach and stormwater drainage projects.
 - Beach:
 - Bern is sodded
 - CCTV system is completed and operational
 - Open area is graded
 - Installation of crushed concrete began on 13Jul17



- Stormwater:
 - Grading of Tamarind portion of project has resumed. Water flowed downhill during rains on 12Jul17.

General

Replacement Bldg. F Update – Staff met with the interior design consultant to finalize flooring selections. She will return in the near future to present staff with wall coloring options.

Attorneys Report

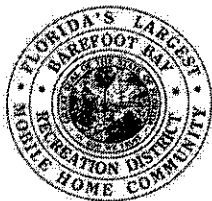
General Counsel stated that the term limits resolution will be on the next agenda. Mr. Diana voiced his satisfaction on the success of the term limit bill he initiated. He explained that after going through the entire legislative process and approval by the Governor's office, the resolution to change the Charter is the next step.

Incidental Trustee Remarks

Mr. Cavaliere reminded the residents of how imperative it is that they not feed the alligators. He asked that they please adhere to the posted signs as he does not want any one and, in particular, a small child getting hurt.

Mr. Klosky stated that an anonymous caller questioned him about Mr. Diana's use of the phrase, "What we meant by this topic..." when addressing the audience at a previous workshop. He stated that the implication was that Mr. Diana discussed the topic with the Trustees prior to the workshop which is a breach of the Florida Sunshine Law. Mr. Diana stated that he was unclear at what meeting this took place but would refrain from being too "familiar" when addressing the residents in the future.

Mr. Diana on behalf of the Board, thanked Mr. Lavier for running the BOT Workshop yesterday in his absence.



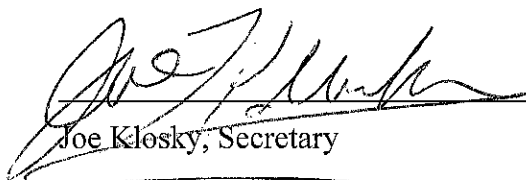
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Adjournment


The next meeting will be on Tuesday, July 25, 2017 at 7PM in Building D/E.

Mr. Cavaliere made a motion to adjourn. Second by Mr. Lavier. Motion carried unanimously.

Meeting adjourned 2:45PM.



Joe Klosky, Secretary



Dawn Myers, District Clerk